

Symonds
& Sampson



Ivy Cottage

Mappowder, Sturminster Newton, Dorset

Ivy Cottage

Mappowder
Sturminster Newton
Dorset DT10 2EN

Ivy Cottage is a detached house with the original stone part dating from 1840. Planning permission was granted in June 2020 to replace the existing dwelling and the house now offers extremely spacious family accommodation of over 3000 sq ft.



- New build house of over 3000 sq ft
 - Fantastic rural location
- Fine far-reaching countryside views
- Super 39' kitchen / dining / living room
- 24' dual aspect sitting room with lovely views
- Italian limestone and engineered oak floors
- Underfloor heating on the ground floor
- 4 double bedrooms, 4 bathrooms (3 ensuite)
 - Air source heat pump. EPC rating B
- Gardens, garage and ample off-road parking

Guide Price £1,250,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Ivy Cottage is a detached house with the original stone part dating from 1840. Planning permission was granted in June 2020 to replace the existing dwelling and while the original coach house was retained the house is classed as new and now offers extremely spacious family accommodation of over 3000 sq ft

ACCOMMODATION

The front door opens into a large spacious hall with dark Italian limestone floor and underfloor heating. There is a study / ground floor bedroom and the hall has a large cloaks cupboard and cloakroom.

Double oak doors lead to the sitting room which is a lovely large room with a dual aspect, engineered oak floor and wonderful far-reaching views. A further set of double doors opens into the kitchen/dining/living room which is fantastic entertaining and family space. The Italian limestone floor and underfloor heating continues and the kitchen has a large island with quartz top and woksurfaces, a range of pan drawers, and sockets including USB chargers. There are further wall mounted and floor standing units, space for a Range and American fridge/freezer, Quooker tap and larder unit. Off the kitchen is a utility room with space and plumbing for appliances and a laundry chute. At the other end is a wood burning stove and large sliding doors to the side open out to the terrace.

From the hall the stairs rise to the landing with a large window bringing in plenty of light. All the bedrooms are generous doubles. Bedroom one at the front of the house has a 'vaulted' ceiling with exposed beams, Juliet balcony and stunning far-reaching views. There is an ensuite shower room with oversized shower and a walk-in wardrobe. Bedroom three at the rear also has a balcony with views over the garden, large walk-in wardrobe and a sumptuous ensuite shower room. Bedroom two has wonderful views and an ensuite shower room and bedroom four has fitted wardrobes. The family bathroom has a large cast iron roll top bath and his/her basins.





OUTSIDE

The property is approached from the lane on to a drive where there is ample parking and turning for a number of cars, substantial shed which is fully insulated and has electricity, and a garage. The garage has electric roller doors to the front and side and is currently divided by internal stud walls with electricity and plumbing giving annexe potential subject to any necessary consents. A path to the side of the house leads to the rear and a large south-west facing terrace with pizza oven and bar-b-q. The garden is south-west facing, private and enclosed with a well maintained lawn, mature Bramley apple tree and an array of plants and shrubs providing plenty of colour.

SITUATION

Mappowder is a rural village on the edge of The Blackmore Vale with a 15th century church and village hall and is surrounded by some of Dorset's loveliest countryside and is ideal for walking and riding. It is 7 miles south-west from Sturminster Newton and 10 miles north-east from Dorchester.

DIRECTIONS

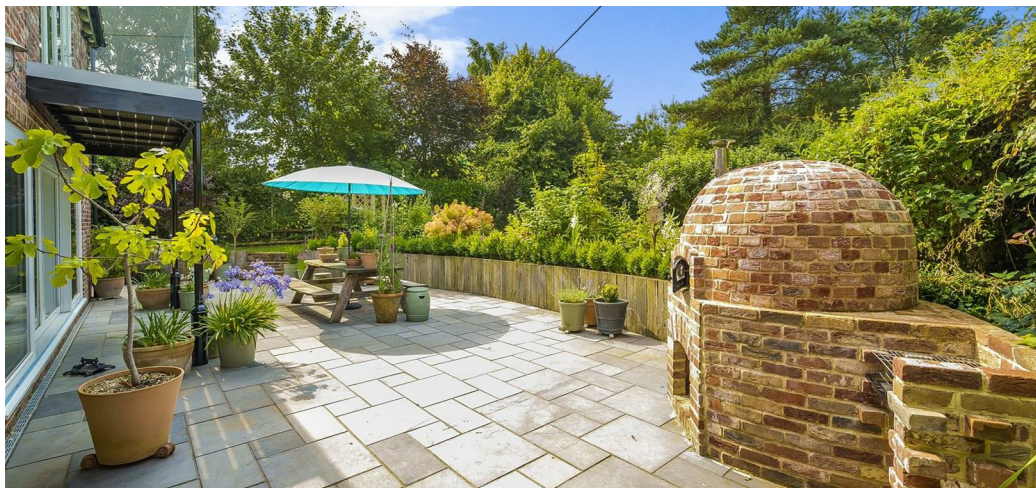
What 3 words ///brief.drags.applies

SERVICES

Mains water, electricity and drainage are connected to the property. Air source heat pump.

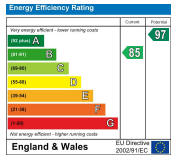
MATERIAL INFORMATION

Standard and Ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: C



Mappowder, Sturminster Newton

Approximate Area = 2958 sq ft / 274.8 sq m
 Garage = 470 sq ft / 43.7 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Total = 3522 sq ft / 327.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1150150



GWB August 2024



01258 473766

sturminster@symondsandsampson.co.uk
 Agriculture House, Market Place,
 Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT